

## Industrial For Sale: 1050 N Pine Road

950-1050 N Pine Road, Texas City, TX 77591

Listing ID:	<b>24386925</b>
Status:	<b>Available</b>
Property Type:	<b>Industrial</b>
Space Type:	<b>Industrial</b>
Size:	<b>20,400 SF</b>
Sale Price:	<b>\$1,900,000.00</b>
Price Per SF:	<b>\$93.14 Per SF</b>
Terms:	
Lot Acres:	<b>4.35 Acres</b>



### Overview/Comments

\*\*SEE ATTACHMENT and SURVEY FOR ADDITIONAL INFORMATION\*\* The subject consists of seven metal office/warehouse buildings constructed from 2001 to 2006. There are six buildings each with +/- 3,000 SF and one building that is +/- 2,400 SF for a total of +/- 20,400 SF of improvements. There is a total of +/- 6,800 SF of built-out, air-conditioned office space and +/- 13,600 SF of warehouse space. The buildings have a 14 FT clear height and there are twelve overhead CROSS doors. The site improvements include concrete and asphalt paved parking, chain-link fencing, security gates and outdoor lighting.

### General Information

Tax ID/APN:	<b>213811</b>	Gross Building Area:	<b>20,400 SF</b>
IndustrialType:	<b>Warehouse/Office</b>	Building/Unit Size (RSF):	
Zoning:	<b>Light Industrial</b>	Usable Size:	<b>20,400 SF</b>
Building Name:	<b>1050 N Pine Road</b>	Condo:	

### Available Space

Floor/Suite:		Date Available:	<b>Now</b>
Space Available:		Lease Rate:	<b>20,400 SF</b>
Minimum Divisible:		Lease Type:	
Maximum Contiguous:		Parking Total:	
Condo:	<b>No</b>	Parking Ratio:	
Power:	<b>A: V: 0: 3 W:</b>	Dock High Doors:	
Clear Height:	<b>12'</b>	Grade Level Doors:	<b>12</b>
Office SF:	<b>6,800 SF</b>	Rail Doors:	

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# 1050 N Pine Road

Texas Commercial Properties

3121 Oak Drive Dickinson, TX 77539 | 281-650-4875

## Building Related

Total Number of Buildings:	7	Investment:	Yes
Number of Stories:	1	Elevators:	
Typical SF / Floor:		Sprinklers:	
Year Built:		Parking Ratio:	
Year Renovated:		Parking Total:	
Construction:	<b>Metal</b>	Building Status:	<b>EXISTING</b>

## Investment Information

Investment:	<b>Yes</b>	Cap Rate:	
Gross Rental Income:		Total Income:	
Vacancy Factor:	<b>10</b>	Total Expenses:	
Income Parking:		Net Operating Income:	
Income Other:			

## Land Related

Zoning:	<b>Light Industrial</b>	Sewer Type:	
Water Service:		Land Area SF:	<b>189,486 SF</b>

## Location

Address:	<b>950-1050 N Pine Road</b>
County:	<b>Galveston</b>



## Property Contacts

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